

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address Including suburb & postcode 51/287 Exhibition Street, Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$439,000 or range between X & X

Median sale price

Median price \$490,000 Property type Apartment Suburb Melbourne

Period - from 01/07/23 to 30/06/24 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Sale Date	Size	Bed	Bath	Car
1. 503/238 Flinders Lane	\$432,000	04/10/24	57m2	1	1	0
2. 503/318 Little Bourke Street	\$512,000	14/08/24	47m2	1	1	0
3. 24/1 Exhibition Street	\$510,000	06/06/24	62m2	1	1	0

This Statement of Information was prepared on: 07/11/24

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 21/287 Exhibition Street	\$455,690	09/05/23	60m2	1	1	0
5. 41/287 Exhibition Street	\$418,600	07/07/20	60m2	1	1	0
6. 42/287 Exhibition Street	\$340,000	03/04/18	56m2	1	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$500-\$550pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$989.55	\$535.68	\$5766.72	\$7291.91

Size	Year Built	# In Complex/Block	Facilities
60.38m2	1976	55	None

Owners Corporation

Chattels

Binks & Associates
P: 03 9536 5700

All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Exhibition Apartments	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.